



Tresco

H Tiddy

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Occupying an elevated position with stunning countryside views and sea glimpses across Pentewan Beach, this charming 1930s three/four-bedroom detached home with driveway parking is a rare find. Brimming with period character and thoughtfully designed living spaces, it offers a perfect blend of timeless elegance and modern comfort.



Accommodation Summary

Gross Internal Floor Area: 1271.76 sq ft (118.15 sq m)

Lower Ground Floor

Undercroft Utility Room.

Ground Floor

Entrance Hall, Open Plan Living Room, Dining Room, Kitchen with Pantry, Living Room/Bedroom Four.

First Floor

Landing, Bedroom One with Bay Window, Bedroom Two with Dual Aspect, Bedroom Three, W.C., Bathroom.

Outside

Wrap-Around Terraced Garden, Expansive Rear Patio, Summer House, Undercroft Log Store, Garden Room, Gardeners W.C., Greenhouse.



Description

Nestled in an enviable elevated position with breathtaking countryside views and sea glimpses across Pentewan Beach, this charming detached home is offered for sale for only the second time since its construction in 1933. A true hidden gem, the property has been thoughtfully designed to maximise both space and outlook, creating a wonderfully inviting home that blends period character with modern convenience.

Approached via a pathway and steps from the driveway, the imposing 1930s home exudes character and presence. Stepping into the home, the entrance hall immediately showcases its heritage, with original tessellated floor tiles setting the tone for the charming period details found throughout. The elegant staircase retains its original timber balustrade, while picture rails and decorative coving enhance the character of the principal living spaces.

The heart of the home is the stunning open-plan kitchen, dining and living area, where clever design ensures each space retains its own distinct feel while flowing seamlessly together. The living area is centred around an open fireplace, providing a warm and cosy focal point, while the dining area benefits from French doors that open onto an expansive patio, where the stunning views can be truly appreciated. In addition, a separate living room, currently utilised as a ground-floor bedroom, also enjoys direct access to a sheltered and covered patio via French doors, offering a tranquil retreat within the home.

Ascending to the first floor, the accommodation comprises two generous double bedrooms and a further single bedroom, all of which enjoy picturesque countryside views with glimpses of the sea. Bedrooms one and two further benefit from charming character fireplaces, adding warmth and period appeal. A separate WC and bathroom complete the first-floor layout, ensuring practicality for modern family living.





Outside

Externally, the property sits within a substantial terraced garden that has been beautifully landscaped to create a series of distinct outdoor spaces. A large vegetable garden provides ample opportunity for those looking to grow their own produce, while a greenhouse offers additional cultivation space. Just outside the greenhouse, a gardener's sink adds practicality for tending to plants and washing up after a day outdoors. An undercroft log store ensures a ready supply of firewood for the colder months. A separate detached garden room/studio provides a peaceful setting for creative pursuits, while a large undercroft utility room, equipped with power and water, offers excellent storage.

A further delight is the detached summer house, a wonderfully versatile space that could serve as a home office or additional studio. There is also a garden WC, adding to the convenience of outdoor living. Driveway parking is available for multiple vehicles, leading to a detached single garage that has been transformed by the current owners into a bespoke music and recording studio, perfect for musicians or those seeking a private workspace.

The surrounding gardens have been thoughtfully landscaped and terraced to take full advantage of the hillside position, featuring pockets of lawn interspersed with mature shrubs and planting, creating a wonderful sense of seclusion and serenity.





Summary

This exceptional home offers a rare opportunity to acquire a truly unique property in a sought-after location, with an abundance of space, charm and versatility to suit a variety of lifestyles. Viewing is highly recommended to fully appreciate all that this remarkable home has to offer.





Location Summary

(Distances and times are approximate)

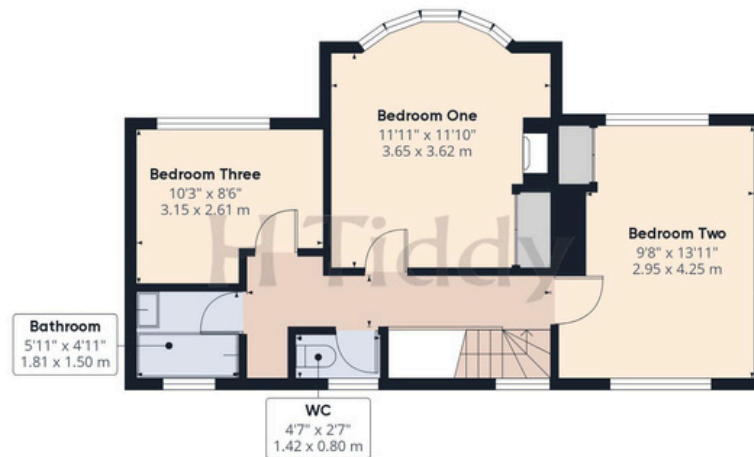
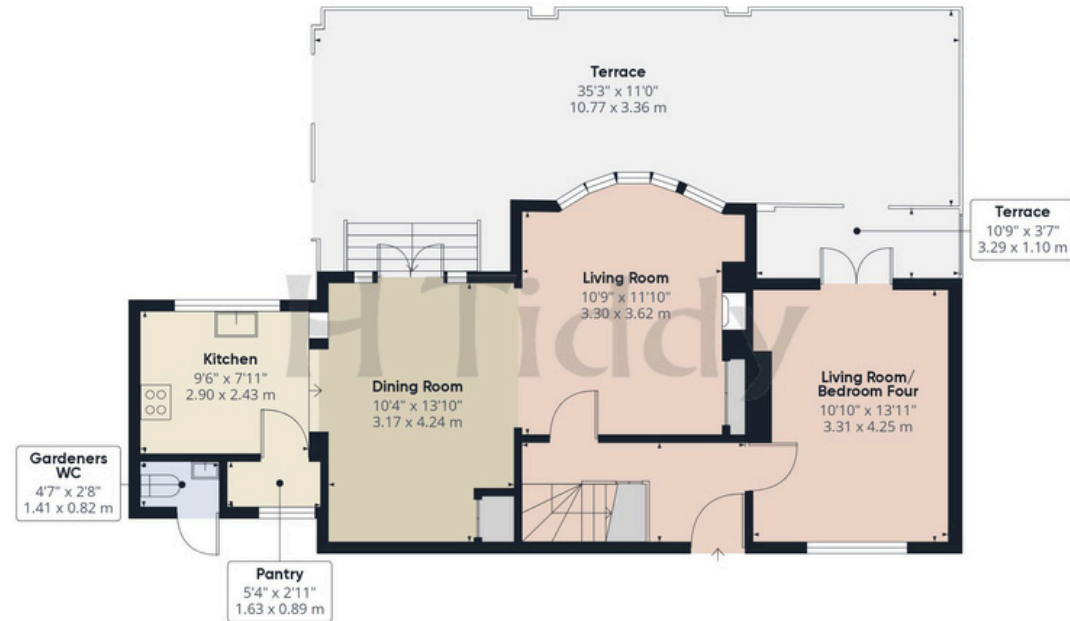
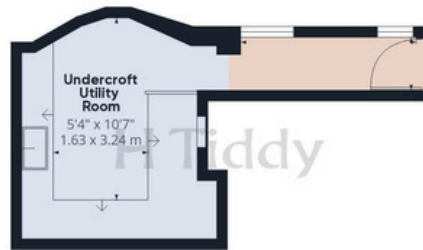
Pentewan Village: 350 yards. Pentewan Beach: 530 yards. Mevagissey: 2.2 miles. Heligan Gardens: 3 miles. St Austell: 4.4 miles with London Paddington 4 hours by rail. St Mawes: 18 miles. Truro: 16 miles. Cornwall Airport Newquay: 19.7 miles with flights to London Heathrow (70 minutes), and Manchester (80 minutes). Plymouth: 41.5 miles. Exeter: 78.5 miles.

Pentewan

Pentewan is a picturesque coastal village, standing at the mouth of the St Austell River formally known as the Tewan. For those keen on watersports, there is safe bathing from Pentewan Beach, plus water skiing, wind and kite surfing, surfing and dinghy sailing. There is an active sailing club. The village has Conservation Area status plus Heritage Coast and Area of Outstanding Natural Beauty designation. It is located approximately 3 miles from the famous Lost Gardens of Heligan, 2 miles from the old fishing village of Mevagissey and approximately 4.5 miles from the town of St Austell which has a good range of businesses, educational and shopping facilities, together with a main-line station (London approximately 4 hours), 2 senior schools and a Recreational Centre / Swimming Pool. The Cathedral City of Truro is approximately 16 miles. The whole area is perfect for those who enjoy walking, with the village being situated on the Cornwall South Coast Path, and country walks also close at hand up the river valley. Alternatively, there is bicycle hire facilities with access to the Pentewan Valley cycle trail.

Cornwall

The Duchy of Cornwall offers a range of attractions such as the Eden Project, the National Maritime Museum, the Lost Gardens of Heligan, and the Tate Gallery. The Cathedral City of Truro is the main financial and commercial centre of Cornwall. It has a fine range of shops, private schools, college and main hospital (RCH Treliske). Cornwall Airport in Newquay has regular daily flights to London as well as connections to other UK regional airports and a number of European destinations.



Approximate total area⁽¹⁾

1271.76 ft²
118.15 m²

Balconies and terraces

444.98 ft²
41.34 m²

Reduced headroom

0.19 ft²
0.02 m²

(1) Excluding balconies and terraces

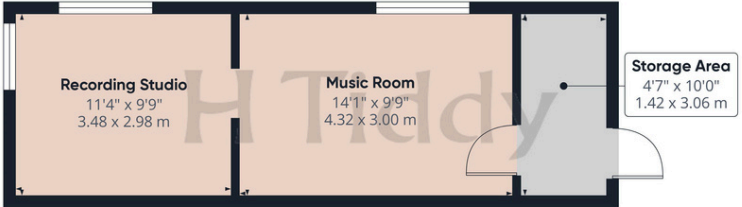
Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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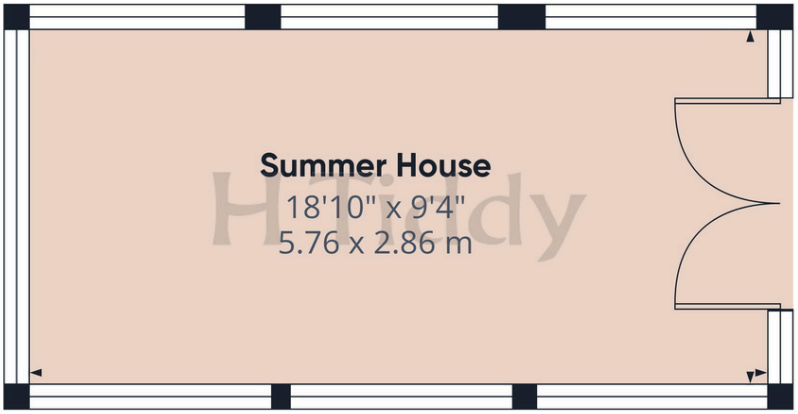
Approximate total area⁽¹⁾
295.25 ft²
27.43 m²

(1) Excluding balconies and terraces

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Approximate total area⁽¹⁾
177.28 ft²
16.47 m²

(1) Excluding balconies and terraces

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General Information

Services and Specifications: Mains water, electricity and drainage. Oil fired central heating.

Energy Performance Certificate Rating: E

Council Tax Band: D

Ofcom Mobile Area Coverage Rating: Likely for EE, Three, O2 and Vodafone.

FTTP Broadband available: Openreach predicted max download speeds: Superfast 76 Mbps; Standard 21 Mbps.

GOV.UK Long Term Flood Risks: Very Low. Surface Water: Very Low.

Tenure: Freehold.

Land Registry Title Number:

Viewing: Strictly by appointment with H Tiddy.

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Important Notice

Every effort has been made with these details but accuracy is not guaranteed and they are not to form part of a contract. Representation or warranty is not given in relation to this property. An Energy Performance Certificate is available upon request. The electrical circuit, appliances and heating system have not been tested by the agents. All negotiations must be with H Tiddy. Before proceeding to purchase, buyers should consider an independent check of all aspects of the property. Further information on mobile coverage and broadband availability is found on ofcom and openreach 'checker' websites. Visit the Gov.uk website to 'check long term flood risks'.

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